

TOWNSHIP OF MILLSTONE
Meeting Room
215 Millstone Road
Millstone Township, NJ 08535

**TOWNSHIP COMMITTEE MINUTES
JANUARY 21, 2015 @ 8:00 PM**

Mayor Kinsey calls the meeting to order at 7:05 PM

ROLL CALL: Mayor Kinsey – present, Committeeman Dorfman – present, Committeeman Kuczinski – absent, Committeeman Masci – present. Committeewoman Grbelja - present. Also in attendance – Attorney – Tracy Armstrong, Engineer – Matt Shafai and Municipal Clerk/Administrator – Maria Dellasala.

STATEMENT OF NOTICE AS REQUIRED BY P.L. 1975, C231 IS READ.

I HEREBY ANNOUNCE THAT PURSUANT TO THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED IN THE ANNUAL NOTICE OF MEETINGS WHICH WAS MAILED TO THE ASBURY PARK PRESS AND THE MESSENGER PRESS, POSTED ON THE PUBLIC ANNOUNCEMENTS BULLETIN BOARD IN TOWN HALL AND FILED IN THE OFFICE OF THE TOWNSHIP CLERK ON DECEMBER 17, 2014.

RESOLUTION TO GO INTO EXECUTIVE SESSION, (15-57) Moved C/Masci, Second C/Grbelja. Committee Discussion: None

VOTE:

AYES: C/Dorfman, C/Grbelja, C/Masci, M/Kinsey

NAYS: None

ABSTAIN: None

ABSENT: C/Kuczinski

Motion to adjourn executive session, Moved C/Grbelja, Second C/Dorfman. ©

Time In 7:08 pm, Time Out 8:05 pm.

PRESENTATION:

Monmouth County Tax Board Administrator, Matt Clark – Presentation is attached. Matthew Clark, the Monmouth County Tax Board Administrator, presented the pilot program created by the state legislature reassessing properties on an annual basis. The pilot program is designed to determine 100% market value for each property in the municipality, as to reduce the number of property tax appeals and the financial burden it puts on the municipality. In November of 2014 each resident received their new property assessment. Some residents were concerned that the new assessment meant higher property taxes. M/Kinsey advised higher assessment doesn't mean higher taxes. C/Masci stated that we didn't have to have Matt Clark come to our meeting, we asked him to, hoping he would be able to clear up some facts about the pilot program. All of us are sick of giving Uncle Sam more money. Each Committee member expressed their displeasure with having to comply with the new reassessment pilot. Matt Clark said that Tom Davis, the Millstone Assessor is an exceptional assessor and is always on top of property values. However, despite his outstanding efforts, Millstone must comply with the pilot program. He went on

further to say that there are only a handful of people who have this experience with mass appraisals in Monmouth County and the purpose of this pilot is to get the property assessments correct. This package is meant to create a more nimble environment to make more accurate assessments. It doesn't generate more money but makes sure that residents pay their portion of the cumulative tax bill in Millstone. One of the key benefits is that the assessments will more accurately reflect market value because the assessor will monitor every home sale in every neighborhood providing a snapshot in time, and does not foresee anything negative about what we are doing. Everything we are attempting to do is positive to the individual and the collective taxpayer. C/Masci states that Mr. Clark called Millstone A Typical because we began conducting property assessments over the past years, most recently in 2010 and 2012. We are concerned with assessing neighborhoods with this new pilot plan because Millstone does not have cookie cutter homes. Mr. Clark did say your community has its challenges but it is not unique. C/Grbelja shared her disapproval and lack of support for this program. "When this first came about, I was really annoyed. C/Grbelja states she feels that Millstone Township, over last 5 to 8 years, has done a very good job making sure we monitored all the different permits coming in, we know when there are pools put in, basements added... Tom Davis has done a great job logging that with the construction office. We have had several reassessments that have taken place over the years. We wanted to keep our properties at market value because there was a benefit to municipality. When we have a reassessment, we are not looking to collect more dollars. If we are going to be collecting, for example, a million dollars in taxes from all residents, when we do a reassessment, we are still going to collect only one million. Some may see their property go up or down. If we do a reassessment, we adjust our tax rate in order to make sure that the money we collect will be the same. So even though you may see a change in those numbers, the taxes you pay hasn't changed significantly because the tax rate has been adjusted. In a municipality like Millstone, we rely on taxes because we don't have a big ratable base, it's only 4%. We have to avoid the success of tax appeals. We have to make sure that our assessments are as close to the true value of what the homes are within our community.

C/Grbelja described the fact that if an appeal is successful, the township is required to pay back the entire amount, not the small percentage originally allocated to the Township and explained that the tax that municipality collects is 6 to 8 cents of every dollar. The other 92 or 94 cents of that dollar must be paid back by the municipality even though the municipality never received those funds. The Township pays it all. We don't get the money back from the school. We don't get the money back from the County. So every time we have a loss in a tax appeal situation, the burden to return the taxes remains on the municipality. It comes out of our coffers. That's why we have been very diligent as a municipality and a board in making sure Tom has the tools he needed and we have done our reassessments. Even though I know that Mr. Clark has great expertise and I know that the County has been a friend to us, I feel we have been diligent in making sure that we have kept property values as close to market value as we could because we had a definite need to ... because we can't afford to lose tax appeals. C/Masci states we have been doing a great job with our assessments and the fact of the matter is that we get penalized. And Mr. Clark, I'm disappointed that in a pilot program, our residents are left to foot the bill. That's something I would like to take up with whoever we need to have them fund this. We get penalized in situations like this.

"We are not one of those towns. I get the notion of the date change where budgets can be reflected of those possible appeals which give communities better ability to manage their budget. We never had that here because we have been so proactive in how we do our assessments. Why have we been left to foot the bill on this pilot? Mr. Clark began to say that the cost of implementation is less for your typical municipality.... C/Dorfman quickly added,

That's the problem, we ran the numbers. We were achieving a much higher level of accuracy as compared to the other municipalities at a lower cost of the effort necessary to properly assess them. So we were doing right on accuracy and quality; right on the cost to achieve that accuracy and quality; and then we have something from the County saying we have to do it differently because the other towns weren't as good as you guys. Mr. Clark said that the cost will be about \$18,000 each year. C/Masci responded that Millstone's cost is much less than the baseline of other towns. M/Kinsey states I wish that there could have been an opt-out for towns that showed a high propensity to hit the market values and explained that in the past 7 years, the Township has only lost one appeal out of the 8 that were filed. M/Kinsey states that he spoke to Tom and was shocked when Tom said there are 62 appeals filed this year which directly relates to the new pilot program. Mr. Clark said, I believe over time, it is good for Millstone. C/Masci expressed his concern and the concerns of many residents in asking how it will be possible, in a market that has been experiencing depreciating property values, has their homes' assessment gone up. Mr. Clark explained that this will be done through transparency and comparisons to recent homes sold, the same process as in the past.

Tom Davis, Millstone Tax Assessor, spoke of how he has, over the past 23 years, reassessed properties by tracking sales and factoring in amenities. Davis utilizes MLS data and a computer program that Clark said is available at the Monmouth County Library and NJACTV.org. Mr. Davis also reiterated C/Masci statement that Millstone homes are NOT cookie cutter. M/Kinsey further stated some of his issues with this new pilot. I'm not a big fan of this. Millstone has done an exemplary job and is getting swept up with big fish. How will this benefit us? M/Kinsey wanted to dispel the notion that residents may have that they will now be paying more in taxes and states that is just not true. We need to make sure we continue to communicate about this. We have had some great questions here tonight.

ORDINANCES:

ORDINANCE 15-01

SECOND READING AN ORDINANCE AMENDING CHAPTER TWO, (ADMINISTRATION) ARTICLE VI (ADMINISTRATIVE PROCEDURES AND POLICIES) SECTION THIRTY NINE, 2-39.7, (PAYROLL) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE BY FIXING SALARIES OF THE TOWNSHIP OFFICIALS AND EMPLOYEES IN THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance fixes salaries for Township Officials and Employees for 2015.

Affidavit of Publication Presented

Mayor Kinsey opens the public hearing at 10:08 pm.

No Public Comment.

Mayor Kinsey closes the public hearing at 10:08 pm.

Motion to adopt, Moved C/Dorfman, Second M/Kinsey. Committee Discussion: M/Kinsey states that this ordinance sets the salary ranges for all employees.

VOTE:

AYES: C/Dorfman, C/Grbelja, C/Masci, M/Kinsey
NAYS: None
ABSTAIN: None
ABSENT: C/Kuczinski

RESOLUTIONS: CONSENT RESOLUTION POSTED ON BULLETIN BOARD.
ALL MATTERS LISTED UNDER ITEM “CONSENT AGENDA” ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

15-58 Resolution Approving Change Order No. 1 for Improvements to Stillhouse Rd Project
15-59 Payment of Vouchers
15-60 Resolution Authorizing 2015 Salaries for Union and Non-Union Employees
15-61 Resolution Appointing Township Planner for 2015
15-62 Resolution Appointing Member to the Veteran’s Memorial Council
15-63 Resolution Authorizing Shared Services Agreement Between Millstone Township Board of Education and Millstone township for Equipment/Vehicle Maintenance

Motion to adopt, Moved C/Masci, Second C/Dorfman. Committee Discussion: None

VOTE:

AYES: C/Dorfman, C/Grbelja, C/Masci, M/Kinsey
NAYS: None
ABSTAIN: None
ABSENT: C/Kuczinski

C/Masci makes a motion to terminate Jeff Hawk which is second by C/Dorfman. Committee Discussion: None

VOTE:

AYES: C/Masci, C/Dorfman, M/Kinsey
NAYS: None
ABSTAIN: C/Grbelja
ABSENT: C/Kuczinski

REPORTS FROM VARIOUS DEPARTMENTS FOR DECEMBER 2014:

Tax Collector	\$499,821.81
Clerks report	\$ 1,248.10
Dog License	\$ 12.00
Recreation	\$ 2,926.00
Building Department	\$ 19,869.00
COAH	\$ 5,511.00
Municipal Court (November)	\$ 16,629.00
Municipal Court (December)	\$ 14,303.45
2014 Interest Revenue	

Motion to file, Moved M/Kinsey, Second C/Dorfman. ©

TOWNSHIP COMMITTEE MINUTES:

1. Executive Session August 20, 2014

Motion to adopt, Moved C/Grbelja, Second M/Kinsey. Committee Discussion: None

VOTE:

AYES: C/Dorfman, C/Grbelja, M/Kinsey

NAYS: None

ABSTAIN: C/Masci

ABSENT: C/Kuczinski

CHARITABLE BIN APPLICATION:

1. World of Hope Recycling, LLC. (renewal): Bin located at Clarksburg General Store, (has received permission from owner).

2. World of Hope Recycling, LLC.: Bin to be located at 899 Perrineville Rd. (Parking Lot over by DPW)

Motion to approve, Moved C/Grbelja, Second C/Masci. ©

SOCIAL AFFAIRS PERMIT:

1. St. Joseph Catholic Church - Food and Wine Tasting event is scheduled for March 7, 2015

Motion to approve, Moved C/Dorfman, Second M/Kinsey. ©

APPLICATION FOR RAFFLE LICENSE:

1. Standardbred Retirement Foundation - Off Premise Draw Raffle - drawing held on April 28, 2015.

Motion to approve, Moved C/Grbelja, Second C/Masci ©

OLD BUSINESS:

1. Request for time extension Buck Mining

Motion to adopt, Moved C/Grbelja, Second C/Dorfman. Committee Discussion: None

VOTE:

AYES: C/Masci, C/Dorfman, C/Grbelja, M/Kinsey

NAYS: None

ABSTAIN: None

ABSENT: C/Kuczinski

2. Request for time extension Campo Mining

Motion to adopt, Moved C/Dorfman, Second C/Grbelja. Committee Discussion: None

VOTE:

AYES: C/Dorfman, C/Grbelja, C/Masci, M/Kinsey

NAYS: None

ABSTAIN: None

ABSENT: C/Kuczinski

PRIVILEGE OF THE FLOOR:

Mayor Kinsey opens the meeting to the public at 10:46 pm.

1. Raymond Dothard – Stage Coach Road – asks who was appointed to the Veteran's Memorial Council tonight and asks why he has not been appointed. He turned over all his paperwork to the previous chairman; he has been to meetings and doesn't know who the gentleman is that was appointed tonight.

Mayor Kinsey closes the meeting to the public at 10:49 pm.

Motion to adjourn, Moved C/Dorfman, Second C/Masci. © Time Out 10:50 pm.

Tapes of the meeting are available in the Municipal Clerks Office.

January 21, 2015 minutes approved at a Township Committee meeting held on February 4, 2015.

Maria Dellasala, RMC
Municipal Clerk
Millstone Township